This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 32430 **DEEDWARR**
12/01/2017 03:11:42 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20171201-0122983

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater is $240,000.00.

Affiant

Subscribed and sworn before me this the 30th day of November, 2017.

Notary Public
My commission expires:

JEANIE DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 04-23-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua R. Fern 4117 Edwards Avenue Nashville, TN 37216	Joshua R. Fern Emily C. Fern 4117 Edwards Avenue Nashville, TN 37216	061-06-0 094.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DALGUA HERSHEY, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSHUA R. FERN AND WIFE, EMILY C. FERN, AS TENANTS BY ENTIRETY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being the northerly 58 feet of the southerly 68 feet of Lot No. 135 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 135 fronts 58 feet on the Westerly side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.

Also being all of the same property conveyed to Babe Ruth Ayer, unmarried, by Warranty Deed from Jozella M. Temple, unmarried, of record in Instrument No. 20060629-0077612, dated 06/27/2008, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dalgua Hershey by Quitclaim Deed from Babe Ruth Ayer, of record in Instrument No. 20100329-0023186, dated 03/27/2010, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5043, Page 514, Book 5093, Page 690 and Book 5248, Page 408, in the Register's Office for Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4117 Edwards Avenue, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 29th day of November, 2017.

Dalgua Hershey

Dalgua Hershey

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dalgua Hershey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of November, 2017.

My commission expires:

1/17/17

Notary Public

